

Submitted April 11, 2012  
Approved as of  
Date April 11, 2012

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 06-2012  
Wednesday, March 14, 2012**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 6:00 p.m., Wednesday, March 14, 2012.

**PRESENT**

David Hill, Chair  
John Tyner  
Don Hadley  
Kate Ostell  
Jerry Callistein  
Dion Trahan

**Absent:** Kathleen Cook

**Present:** Councilmember Bridget Donnell Newton  
Susan Swift, Director, CPDS  
Andrew Gunning, Assistant Director, CPDS  
Marcy Waxman, Assistant City Attorney  
Jim Wasilak, Chief of Planning  
Bobby Ray, Principal Planner  
David Levy, Chief of Long Range Planning  
Deane Mellander, Zoning Administrator  
Nicole Walters, Planner II  
Cindy Kebba, Planner III

**I. WORK SESSION ITEM**

1. **Eighteenth Work Session on the Draft Rockville Pike Plan.** Discussion with Roger K. Lewis, Professor Emeritus, University of Maryland, Architect & Planner, and "Shaping the City" columnist for The Washington Post.

Commissioner Lewis spoke on many topics including the following: Uses Along Rockville Pike, Design Review Board Processes, Community Convenience Retail, Pedestrian Activity and Transit.

## **II. COMMISSION ACTION ITEM**

1. **Site Plan STP2012-0011 Walgreens**, to retrofit the ground level of the existing two story building for use as a one story drug store containing 13,878 square feet. Minor Site improvements to meet the Americans with Disabilities Act (ADA) as well as to improve site circulation located at 430 Hungerford Road.

Nicole Walters presented the Staff Report of the site plan to the Commission.

Bob Harris and Larry Brozek, attorneys for the applicant, addressed questions from the Commission.

Jeff Whitman, architect for Walgreens answered several questions from the Commission regarding building height.

Commissioner Callistein moved, seconded by Commissioner Tyner, to approve site plan STP2012-00111 for the refurbishing of 430 Hungerford Drive, for the development of a Walgreens Drugstore subject to the findings, conditions and agreements listed in the staff report. The motion passed on a 6-0 vote. (Commissioner Cook was absent).

## **III. WORK SESSION ITEM**

1. **Adequate Public Facilities Ordinance and Standards** – continued discussion of the report and recommendations prepared by the Adequate Public Facilities Ordinance Review Committee.

Commissioner Tyner moved, seconded by Commissioner Hadley to forward to Mayor and Council the Final APFO Report with the Planning Commission recommendations as updated. The motion passed on a 6-0 vote. (Commissioner Cook was absent).

## **IV. COMMISSION ITEMS**

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes

1. Commissioner Callistein moved, seconded by Commissioner Trahan, to approve the November 30, 2011 minutes. The motion passed 6-0 with Commissioner Cook absent.
2. Commissioner Ostell moved, seconded by Commissioner Tyner, to approve the January 11, 2012 minutes as amended. The motion passed 6-0 with Commissioner Cook absent.
3. Commissioner Tyner moved, seconded by Commissioner Callistein, to approve the January 25, 2012 minutes. The motion passed 5-0. (Commissioner Ostell abstained and Commissioner Cook absent).

4. Commissioner Tyner moved, seconded by Commissioner Callistein, to approve the February 22, 2012 minutes. The motion passed 5-0. (Commissioner Ostell abstained and Commissioner Cook absent).

E. FYI Correspondence

**V. ADJOURN**

Commissioner Callistein moved, seconded by Commissioner Trahan, to adjourn the meeting at 9:16 p.m.

Respectfully Submitted,

---

Sandra Y. Driver, Commission Secretary